

**Cross Dale Walk
, Nottingham NG5 9BE**

**A WELL PRESENTED CORNER PLOT THREE
BEDROOM HOME FOR SALE!**

Offers In The Region Of £190,000 Freehold



A well-presented three bedroom semi-detached family home occupying a fantastic corner plot position within a popular and convenient residential location. Offering spacious accommodation throughout, generous outdoor space, ample off-road parking and a garage positioned to the side, this property would suit a wide range of buyers including first-time purchasers, young families and investors alike.

In brief, the accommodation comprises an entrance porch leading into the hallway, a bright and spacious lounge with bay window to the front elevation allowing for plenty of natural light, and a fitted kitchen diner featuring a range of wall and base units with integrated oven and gas hob, useful under-stairs pantry storage and ample space for appliances and family dining. Sliding patio doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

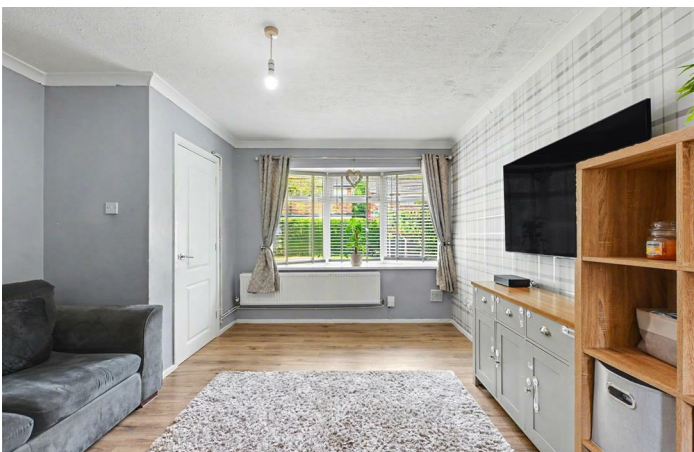
To the first floor are three well-proportioned bedrooms, two of which benefit from built-in storage cupboards, together with a family bathroom fitted with a three-piece suite and shower over bath.

A particular feature of the property is the generous corner plot, offering an extensive enclosed garden to the rear, paved patio seating space and gravelled sections, providing excellent outdoor space for families, children and summer entertaining. There is also fantastic potential for further landscaping or extension subject to the necessary permissions.

To the front of the property is a lawned garden, whilst to the side there is a gated driveway providing ample off-road parking and access to the garage. The garage benefits from light, power and rear garden access.

Situated close to a range of local amenities, schools, transport links and leisure facilities, the property is ideally placed for convenient day-to-day living whilst also offering easy access to Nottingham City Centre and surrounding areas.

An early viewing comes highly recommended in order to fully appreciate the accommodation and plot on offer.



Entrance Porch

UPVC double glazed entrance door to the front elevation, door leading through to the entrance hallway.

Entrance Hallway

Laminate flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, door leading through to the lounge.

Lounge

14'10 x 11'66 approx (4.52m x 3.35m approx)
UPVC double glazed bay window to the front elevation, coving to the ceiling, wall mounted radiator, laminate flooring, door leading through to the kitchen diner.

Kitchen Diner

9'78 x 14'71 approx (2.74m x 4.27m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated oven, four ring gas hob, space and plumbing for a dishwasher, space and plumbing for a washing machine, space and point for a fridge freezer, space for a dining table, wall mounted boiler, under stairs pantry providing useful additional storage, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed sliding door leading out to the rear garden.

First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, storage cupboard, doors leading off to:

Bedroom One

12'58 x 8'02 approx (3.66m x 2.49m approx)
UPVC double glazed window to the front elevation, laminate flooring, built-in storage cupboard, wall mounted radiator.

Bedroom Two

9'53 x 8'13 approx (2.74m x 2.44m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, built-in storage cupboard, wall mounted radiator.

Bedroom Three

6'11 x 9'66 approx (2.11m x 2.74m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bathroom

6'05 x 5'19 approx (1.96m x 1.52m approx)
UPVC double glazed window to the rear elevation, panelled bath with electric shower over, handwash basin with separate hot and cold taps, WC, tiled splashbacks, linoleum flooring, wall mounted radiator.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, access to the rear of the garage, garden laid to lawn, further garden area with fencing, steps leading to gravelled garden and gated driveway, gated access leading to additional off road parking and the front of the garage, fencing to the boundaries.

Garage

Up and over door to the front elevation, light and power, UPVC double glazed door leading out to the rear garden.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

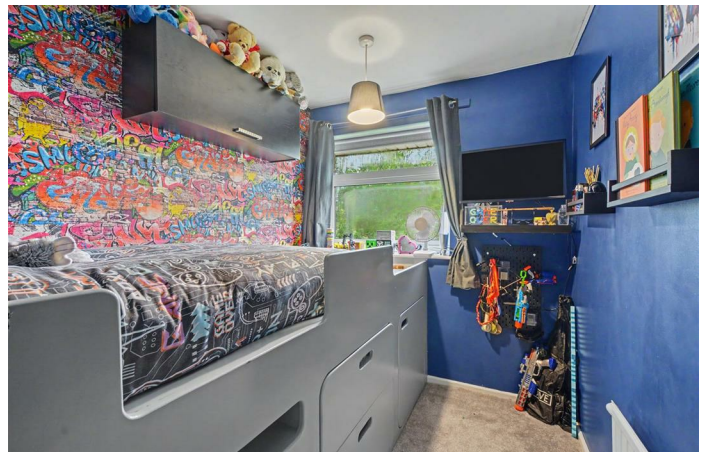
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

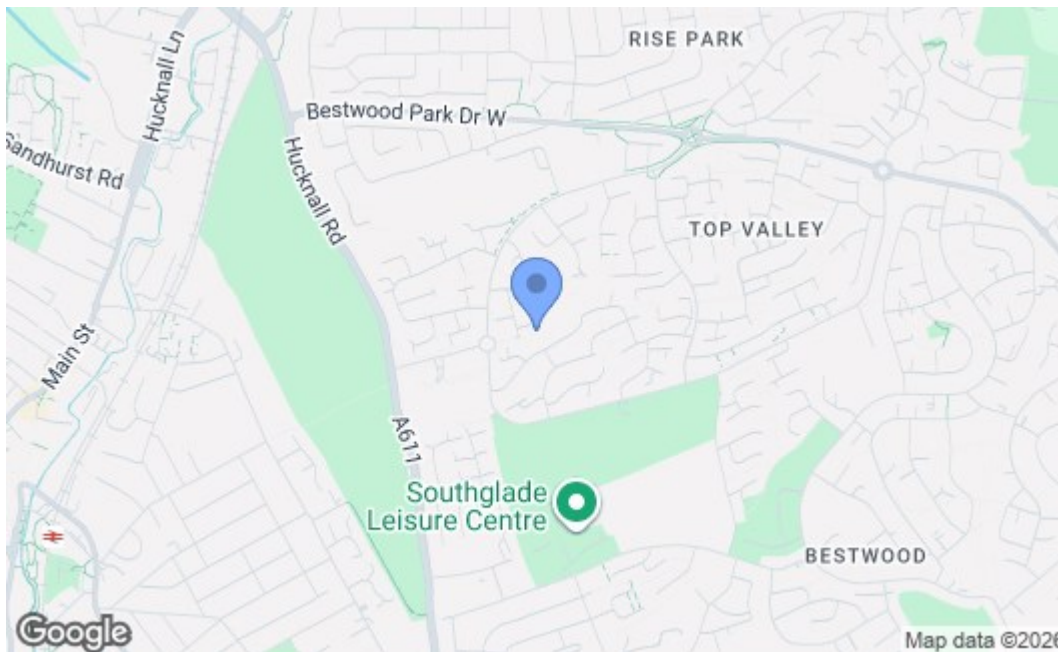
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.